

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

181 BELLEVIEW DRIVE SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~

or range
between

\$395,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

35 CAVA CIRCUIT SUNBURY VIC 3429	\$340,000	03-May-23
28 BUSHRANGER DRIVE SUNBURY VIC 3429	\$319,000	01-Jun-23
12 KOSTAS STREET SUNBURY VIC 3429	\$359,000	09-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 March 2024

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35 CAVA CIRCUIT SUNBURY VIC 3429

Sold Price \$340,000 Sold Date 03-May-23

4 3 -

Distance 1.99km



28 BUSHRANGER DRIVE SUNBURY VIC 3429

Sold Price \$319,000 Sold Date 01-Jun-23

4 3 -

Distance 1.9km



12 KOSTAS STREET SUNBURY VIC 3429

Sold Price \$359,000 Sold Date 09-May-23

4 2 -

Distance 1.89km



21 BUSHRANGER DRIVE SUNBURY VIC 3429

Sold Price \$335,000 Sold Date 05-Sep-23

- - 1

Distance 1.83km

RS = Recent sale

UN = Undisclosed Sale

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